

Document # 4442

MEMORANDUM

MAY 10, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL PROJECT, MASS. R-167
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL 35 (14-20 LINWOOD STREET)

On July 14, 1983, the Authority authorized the public advertisement for rehabilitation proposals for four vacant residential structures located at 14-20 Linwood Street, Parcel 35, in the Kittredge Square Urban Renewal Area.

The structures at 14-20 Linwood Street are comprised of four twentieth century masonry row houses three and one-half stories high on a parcel consisting of 10,000 square feet of land. They are vacant and boarded up to prevent further deterioration and are in need of gut rehabilitation.

Of the two proposals submitted by interested developers, the staff of the Authority concludes that the proposal by Lewis Jackson and Associates meets the goals of the Authority and the community and appears architecturally and financially sound.

The proposal by Lewis Jackson and Associates calls for fourteen units of new rehabilitated housing consisting of generous two and three bedroom apartments. Each unit will vary in size from 1100-1250 square feet and will be available to moderate and middle income families.

The total construction cost is estimated at \$469,000 with the financing proposed to be provided through a conventional loan with additional financing provided by the Mayor's Office of Housing/Rental Rehabilitation Demonstration Program.

Lewis Jackson and Associates is a neighborhood based, minority owned practice with architectural and planning experience and has the support for this proposal from the Roxbury Action Program.

It is therefore recommended that the Authority tentatively designate Lewis Jackson and Associates as redeveloper of Parcel 35 (14-20 Linwood Street) in the Kittredge Square Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

KITREDGE SQUARE URBAN
RENEWAL AREA

LOCATION OF
14-20 LINCOLN STREET
(10,000 SQ. FT.)



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF LEWIS JACKSON AND ASSOCIATES
DISPOSITION PARCEL 35 (14-20 LINWOOD ST.)
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Lewis Jackson and Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 35 (14-20 Linwood St.) in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Lewis Jackson and Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcel 35 (14-20 Linwood St.) in the Kittredge Square Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel 35 (14-20 Linwood St.) by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



14-20 Linwood Street